



MINUTES

FORMAL MEETING OF CITY COUNCIL

COUNCIL CHAMBERS – CITY HALL

May 18, 2015
5:30 P.M.

1. **CALL TO ORDER** Mayor Knox White
2. **INVOCATION** Councilman Susan Reynolds
3. **PLEDGE OF ALLEGIANCE** All
4. **ROLL CALL** The following members of City Council were in attendance: Mayor Knox White, Amy Doyle, David Sudduth, Lillian Flemming, Gaye Sprague, Susan Reynolds, and Jil Littlejohn
5. **APPROVAL OF THE MINUTES** May 11, 2015; Approved as Submitted
6. **COMMUNICATIONS / ANNOUNCEMENTS FROM THE MAYOR AND COUNCIL**
None
7. **CITIZENS WISHING TO ADDRESS COUNCIL**
Leah Garrett, 701 Jacob Road, representing Delta Sigma Theta Sorority, commended City Council for providing affordable housing and public housing in the City, encouraged continued efforts, and provided the Sorority's support.
8. **PRESENTATION**
None
9. **PUBLIC HEARING**
 - a. To solicit public comments on the adoption of the FY 2015-2016 Annual Operating Budget and the FY 2016-2019 Capital Improvements Program

No comments were provided during the Public Hearing.
10. **APPOINTMENTS – Boards and Commissions**
 - a. Greenville Housing Authority
Councilman Littlejohn recommended the appointment of Stinson Ferguson to an unexpired term ending September 30, 2017. There being no further nominations, Ms. Ferguson was appointed by unanimous consent.

- b. Board of Zoning Appeals
Councilman Reynolds recommended the appointment of Seph Wunder to an unexpired term ending December 31, 2015. There being no further nominations, Mr. Wunder was appointed by unanimous consent.

CONSENT AGENDA

There will be no discussion of these items unless a Council member so requests in which event the item in question will be considered separately.

Councilman Sudduth moved, seconded by Councilman Reynolds, to approve second and final reading of agenda items **11a, 11b, 11c, 11d, 11e, and 11f** of the Consent Agenda. The motion carried unanimously.

11. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to rezone multiple parcels of land owned by the city of Greenville located west of Downtown Greenville from S-1, Service, District to R-6, Single Family Residential, RM-2, Single Family and Multifamily Residential, RDV, Redevelopment, OD, Office and Institutional, C-2, Local Commercial, and PD, Planned Development, Districts (Z-36-2014)
- b. Ordinance to amend approximately 6.1 acres of existing Planned Development consisting of approximately 62 acres located at Ramsey Drive and amend the Development Plan with regard to new design and shift in unit counts (Tax Map Numbers 0199040100100 through 0199040101700 and 0199040105000 (Z-16-2015)
- c. Ordinance to abandon a portion of Mt. Eustis Street (AB-5-2015)
- d. Ordinance to appropriate \$120,000 in Capital Projects Fund for the Springwood Cemetery Church Street Gateway Project
- e. Ordinance to abandon an existing Storm Drainage Easement at 11 Afton Court and approve a new Storm Drainage Easement (Tax Map Number 0203000301600)
- f. Ordinance to appropriate \$12,500 in the Miscellaneous Grants Fund for the development of a passive park on the corner of McDaniel Avenue and McDaniel Green

12. NEW BUSINESS – (Ordinance – First Reading)

None

13. NEW BUSINESS – (Resolutions – First and Final Reading)

None

REGULAR AGENDA

14. UNFINISHED BUSINESS – (Ordinances – Second and Final Reading)

- a. Ordinance to rezone multiple parcels of land intersecting Academy Street and Crook Street from RM-2, Single and Multi-Family Residential District to C-4, Central Business District (Tax Map Numbers 0056000600601, 0056000700200, 0056000402100, 0056000400300, 0056000400400, 0056000400500, 0056000400600, 0056000400700, 0056000400800, 0056000500600, 0056000500700, 0056000600600, 0056000600700, 0056000700100, 0056000400200, 0056000400201, 0056000402200, 0056000402300, 0056000402400, 0056000402500, 0056000402600, 0056000402700, 0056000400100, 0056000400900, 0056000401700, 056000401000, and 0056000500400) (Z-12-2015)

Councilman Sudduth moved, seconded by Councilman Reynolds, to approve second and final reading. The motion carried 4-3, with Councilman Flemming, Councilman Sprague, and Councilman Littlejohn opposing.

15. NEW BUSINESS – (Ordinances – First Reading)

- a. Ordinance to appropriate \$39,390 from D&M Holdings, LLC for commercial corridors in the Capital Improvement Fund for streetscape improvements along Augusta Street

Councilman Sprague moved, seconded by Councilman Reynolds, to approve first reading. The motion carried unanimously.

- b. Ordinance to provide for the adoption of a City Operating Budget, its execution and effect, for the fiscal period July 1, 2015, through June 30, 2016

Councilman Sprague moved, seconded by Councilman Sudduth, to approve first reading.

Office of Management and Budget Director Kai Nelson provided a brief summary and overview of the proposed operating budget specifically recognizing the following:

(1) The budget represents the continuation of Council's four core principles that guide the budget including investing in people, reinvesting in the City's infrastructure and equipment, making targeted investments, and setting aside reserve financial capacity.

(2) The City's budget is approximately \$168 million, an increase of almost 8% percent, and the General Fund reflects a modest increase of about 2% to 3% percent.

(3) The Enterprise Funds and Special Revenue Funds show the greatest increase year over year, with Enterprise Fund increases relating to new initiatives in municipal solid waste and Special Revenue Fund increases attributable to tourism related activities.

(4) The financial key metrics across all funds remain strong.

City Manager John Castile advised one of the major initiatives in the proposed budget is the ability to have a capital reserve fund for use in future large purchases for maintaining services to the municipal residents.

Mr. Castile stated staff presented the CIP on April 6 and the Budget on May 4. Mr. Castile referred to a request during the May 4 meeting to consider funding for a master plan for a proposed park district. Mr. Castile also referred to staff's presentation to Council on May 11 of potential options for funding a master park plan. Mr. Castile commented on hearing from Council an interest in getting the process right in moving forward. Mr. Castile also commented while staff will continue to work on the process, the final budget reading is scheduled for June 8.

Mayor White advised the proposal is to provide for funding in the budget that reflects a commitment to a planning effort, however, the details of the planning effort is to be determined by Council and staff.

Councilman Flemming stated it is her understanding it is not necessarily a part of the budget but Council would decide whether to amend the budget to add the item or to pursue it at a different time. Councilman Flemming shared her concern with continuing to discuss a master park plan over the years and advised she is prepared to make a motion to provide staff the ability to begin looking at the area. Councilman Flemming added she wants to make sure Public Work is taken care of before anything else is done.

Councilman Flemming moved, seconded by Councilman Littlejohn, to authorize the City Manager to pursue scope of work and cost of hiring a consultant not to exceed \$300,000 for specific details of a plan for the proposed park including the West Greenville, West Washington, Southernside area and insuring that any movement of the Public Work facilities is finalized before any park concepts are pursued with opportunities for payment being in this year's budget or wherever staff may recommend.

Councilman Flemming expressed interest in Council discussing whether the budget should be amended or whether the funds should come from the General Fund.

Councilman Sprague requested a small group be created to review the parks with the first order of business being a planning study and the second order of business being a plan for the existing parks as well as deadlines being established for the review. Councilman Sprague commented on how well the City works when matters are reviewed from a policy level down. Councilman Sprague stated if Council

chooses to move forward with the motion, she will respectfully vote against it because she would rather work through the process.

Councilman Flemming offered to amend her motion or have someone set forth a separate motion to include maintenance review of current parks. Councilman Flemming advised her motion is specific to a geographical area.

Councilman Sudduth shared his concern with not having a plan in place to move Public Works and stated while there can be parallel tracks with moving Public Works and working on park plans, he is certain that funding will need to come out of the General Fund. Councilman Sudduth questioned why the matter was not discussed at the annual retreat if the park plan is vitally important at this time.

Mayor White stated he does not understand why Council would not want to hire a master planner for the park. Mayor White advised approximately 80% percent of the cost would be funded by Hospitality Tax and another portion of property owned by the City could be sold and privately developed. Mayor White commented it is his understanding the proposed budget suggests the City will move or take the first steps in moving Public Works.

Mayor White commented on Council's discussion at this year's annual retreat regarding moving Public Works and prior retreat discussions about a park and moving forward. Mayor White referred to the 2001 Clemson Reedy River Master Plan and stated it is the next step for downtown development and the City should be moving on it. Mayor White discussed the ability to have parallel tracks for both Public Works and the park and referred to the development of Falls Park as an example. Mayor White also discussed the development community moving quickly in West Greenville and the need to direct staff in responding to the developers.

Councilman Sudduth asked if the money is in the FY 2015-16 to move Public Works. Mr. Castile advised a small group has reviewed the issue and has determined a preliminary number of approximately \$19 million which hinges on some additional factors which need to be solidified. Mr. Castile also advised the budget allows the City to set up an account to fund Public Works and once those factors are solidified he will return to Council to advise of potential funding sources.

Councilman Doyle stated after hearing from Economic Development, Community Development, and Parks and Recreation she believes there should be a plan and she supports it. Councilman Doyle shared her concerns regarding inequity among the neighborhood parks and green space throughout the City and stated she would like to see the City focus on those areas. Councilman Doyle also stated Council is being negligent by not investing in the neighborhood parks and recommended creating a Neighborhood Park Capital Improvement Fund.

Councilman Flemming offered to amend her motion to include insuring the movement of Public Works and developing a Neighborhood Park Capital Improvement Fund. Councilman Sprague requested that the words "through the work of a small group of Council" be added to the proposed amendment.

Councilman Reynolds agreed that a study is needed but shared her concern with presenting items at this stage of the budget process. Councilman Reynolds commented on the amendment not being fair to Council or to staff and the process not being a fair way of doing it. Mayor White responded it is staff's recommendation that has been presented to Council. Mayor White stated it is unfair to developers and individuals who are attempting to make decisions in the park area. Mayor White referred to development that is currently taking place and stated the City cannot respond because there is no plan. Mayor White reiterated the recommendation is for hiring a master planner.

Councilman Sprague stated the challenge is that during the last Work Session Council was talking about a master plan for a huge area. Councilman Sprague also stated she would rather look at it a little more methodically with deadlines to keep moving ahead. Councilman Sprague commented that what is being discussed tonight is not what was discussed at the Work Session. Mayor White responded that it is and stated developers are asking questions regarding architectural design, responsibility for building sidewalks and the like, and they need answers.

Councilman Doyle shared her concern of realizing the amount of funds in the reserve fund and the lack of attention given to the neighborhood parks. Councilman Doyle stated Council should listen to not only the developers but to the taxpayers and the people who live in the neighborhoods and use the parks.

Councilman Littlejohn commented on the neighborhoods being in jeopardy in terms of what is going to happen and a need to develop a plan before the area is overtaken. Councilman Littlejohn referred to parks in her district and stated if Council can plan the process and agree tonight to move forward, then the public will see action taking place.

As an amendment to the motion to amend the proposed Ordinance, Councilman Flemming moved to authorize the City Manager to pursue the scope of work and cost of hiring a consultant for specific details of a plan for a proposed park plan and the West Greenville, West Washington, Southerside Community insuring that any movement of Public Works is finalized before any concepts are pursued to be funded through Hospitality Tax, including establishing a neighborhood park improvement capital fund with a council committee with funding from the reserve fund.

Council commented in general on including in the motion a proposed funding amount or an amount not to exceed. Mayor White reminded Council the \$300,000 amount came from Parks and Recreation staff and that most of the amount would come from Hospitality Tax. Councilman Sudduth shared while he is not against the idea, his concern is with taking funds from the General Fund that could be spent in moving Public Works. Mayor White responded the largest portion of the funding for the park would come from Hospitality Tax which could not be used for moving Public Works. Councilman Sudduth asked if there is a way to authorize the process to begin to determine what the numbers would be and not authorize funds so Council can be

advised of the total impact on the General Fund and Hospitality Tax. Councilman Sudduth stated he does not want to vote to appropriate funds when Council does not know how much is needed to move Public Works.

Councilman Flemming advised her motion does not include appropriating any funds. Councilman Doyle recommended making a separate motion on the park fund to allow her to include a figure "not to exceed."

Councilman Flemming requested removal of the amended language establishing a fund from the motion to allow Councilman Doyle to provide a separate motion. (Underlined section shown in motion amendment above removed.)

Mayor White suggested having the first phase of the park plan funding to come directly from Hospitality Tax and the next phase from the General Fund. Councilman Littlejohn requested Councilman Flemming's motion be amended to include a dollar amount "not to exceed" for the Neighborhood Park Capital Improvement Fund. Councilman Doyle reiterated her interest in making a separate motion.

After discussions, Councilman Flemming's motion to amend the proposed Ordinance carried unanimously.

Councilman Doyle moved, seconded by Councilman Sprague, to establish a Neighborhood Capital Park Improvement Plan and fund it from the General Fund in FY2015-2016 with approval of a small group under advisement of the Parks and Recreation Director with a mid-year appropriation.

Councilman Sudduth stated while he likes the concept, he is concerned with the funds coming from the General Fund and recommended moving forward with a plan to determine what the number should be and to develop a priority list. Councilman Sudduth reiterated his concern with taking money out of the General Fund before there is a Public Works plan.

Mayor White commended Councilman Doyle and stated it speaks to where people are right now and Council being attentive to green space and good planning. Councilman Doyle asked for an update from Parks and Recreation Director Dana Souza regarding a Neighborhood Capital Park Improvement list.

Mr. Souza stated staff will continue to work with the list previously provided to Council and will review it with the City Manager. Mr. Souza referred to the unfunded project list which includes neighborhood park improvement projects, playground projects, parking lot projects, and the like. Mr. Souza advised staff will complete an inventory and assessment of the parks to determine any changes since the last submission to Council as well as priorities and costs. Mr. Souza also advised the majority of the work can be done internally.

Councilman Doyle asked for information on the amount of visible work which could be accomplished within a year. Councilman Sprague referred to a grant from the

Piedmont Health Foundation to assist with identifying places where parks are underserved and requested including that information as well.

Councilman Sudduth questioned whether funds are being appropriated at this time or if the matter would be brought back to Council to appropriate funds. Councilman Doyle responded the matter would come back to Council for consideration in appropriating funds from the General Fund.

Mr. Castile stated his understanding of Council's discussions which is passing the budget as well as passing two separate resolutions providing direction in using Hospitality Tax to secure a master planner and creating a small group to define a priority list for a parks fund with funding coming from the General Fund.

After discussions, the motion of Councilman Doyle carried unanimously.

Councilman Reynolds referred to the process being frustrating and the discussion not being Council's best moment.

City Attorney Mike Pitts recommended bringing the Resolutions to Council at the next meeting since they were not included on the Agenda or by way of a motion to amend or to include as part of the budget ordinance.

Mayor White advised Councilman Flemming's item was taken as an amendment to the Ordinance. Regarding Councilman Doyle's motion, Mr. Pitts stated the Resolution would be presented at the next Formal Meeting.

After discussions, Councilman Flemming moved, seconded by Councilman Littlejohn, to approve the Ordinance as amended. The motion was unanimously approved.

16. NEW BUSINESS – (Resolution – First and Final Reading)

- a. Resolution to support the City of Greenville's Federal TIGER VII Grant Application and its \$2.5 million match commitment toward sustainable long-term operations and management of a proposed Regional Multimodal Transportation Network

Councilman Flemming moved, seconded by Councilman Sprague, to approve first and final reading.

Governmental Relations Manager Julie Horton referred to a recent meeting in Washington, DC with the U.S. Department of Transportation and discussions regarding the TIGER Discretionary Grant Program. Ms. Horton stated award of the grant would transform the current transit network into a regional transit network that would use nine (9) zero emission electric buses and two (2) charging stations to extend to the farthest points of Greenville County. Ms. Horton referred to 40 regional partners who are interested in the City pursuing the grant.

Ms. Horton advised the second part of the grant would be for activation of the Swamp Rabbit Trail along Greenville County's railroad corridor from East Washington Street to the CU-ICAR campus. Ms. Horton also advised the grant would provide for service in some underserved communities that do not have resources in getting to the jobs and services they need.

Greenlink Manager of Transit and Marketing Kathy Vass provided the funding figures advising the project total is \$23.2 million with in-kind and local matches of \$8.7 million. Ms. Vass stated the TIGER grant request is \$14.5 million, however, they are still working to secure local matches. Ms. Vass advised the pre-application was submitted in early May and the application deadline is June 5. Ms. Vass also advised they hope to receive a response by September or October and if awarded, the grant will allow for three years to commit the funds and five years to implement the system.

Mr. Castile stated if the grant is fully funding, they will be looking at a large increase over the current local operating subsidy and the City and County will be revisiting funding commitments. Mr. Castile commented on the appropriation of \$350,000 by the City and \$350,000 by the County, dependent upon what is funded.

Councilman Doyle asked about ridership information, and Ms. Vass responded they are currently working to obtain that information. Councilman Doyle discussed her recent visit with Secretary Anthony Fox during a transportation meeting in Raleigh.

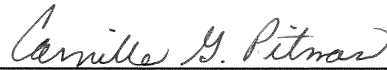
Mayor White commended staff on its efforts in applying for the grant and thanked Butch Kirven and Greenville County for their involvement in the process as well as the partnership between the City and County in working on the grant.

After discussion, the motion carried unanimously.

17. **ADJOURN.** There being no further business, the meeting adjourned at 6:38 p.m.



KNOX H. WHITE, MAYOR



CAMILLA G. PITMAN, MMC, Certified PLS
CITY CLERK

MEETING NOTICE POSTED AND MEDIA NOTIFIED ON MAY 15, 2015.